

# Remington Flats Rezoning & Major Subdivision

**Planning Board**

Dave DeGrandpre  
Development Services  
*September 15, 2020*



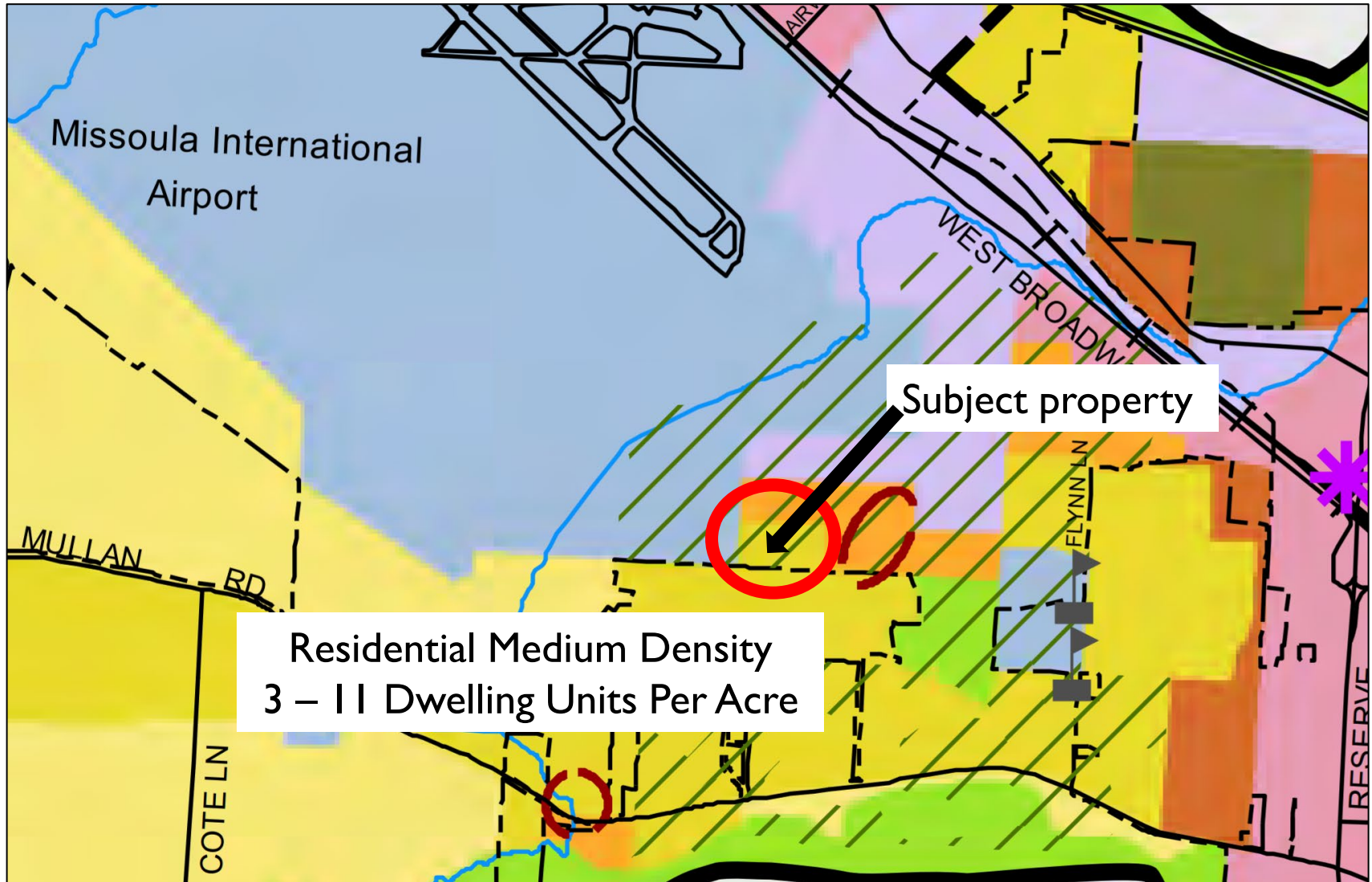


# Location





# Our Missoula Land Use





- 1. Annexation and initial zoning to RT5.4 Residential (City Council only)**
- 2. Add the Remington Flats Neighborhood Character Overlay District to Title 20**
- 3. Apply /NC-RF to property**
- 4. Remington Flats Phased Subdivision**
- 5. Phases submitted independently (forthcoming)**



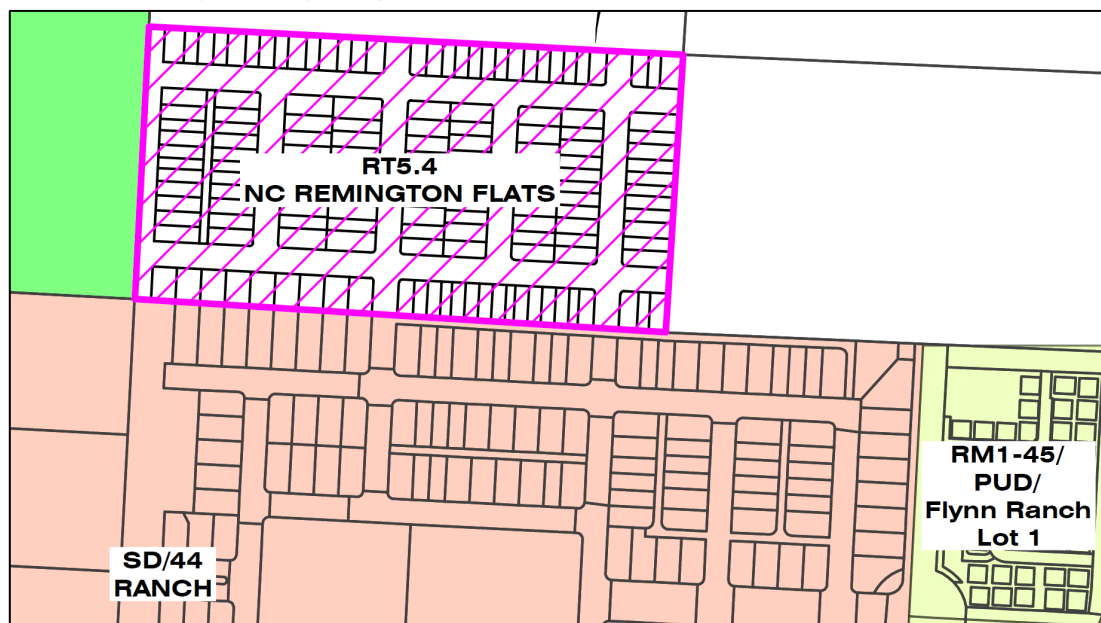
## **Add the Remington Flats Neighborhood Character Overlay to Title 20**

- /NC districts are ‘overlain’ on base districts
- /NC districts set or preserve a development pattern
- Where standards conflict, the overlay governs
- Missoula has several /NC Districts – Southside Riverfront, Fort Missoula, Rattlesnake Gardens...



## Add the Remington Flats Neighborhood Character Overlay to Title 20

- Up to three attached townhomes instead of two
- Smaller front setbacks (10 feet instead of 20, except for front-loaded garages)





- I. Characteristics that would create an identifiable setting, character & association**
- II. At least 5 acres**
- III. Growth policy compliance**
- IV. Secure safety from fire & other dangers**
- V. Promote public health, safety, and welfare**



- VI. Provide adequate infrastructure & public requirements**
- VII. Adequate light and air**
- VIII. Impact on motorized & non-motorized transportation**
- IX. Promote compatible urban growth**
- X. Character and suitability of the district**



**XI. Conserve value of buildings & promote most appropriate use of the land**

**XII. Correct an inconsistency or address a changing condition**

**XIII. In the best interest of the city as a whole**

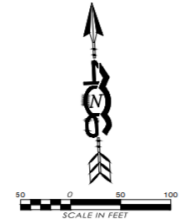
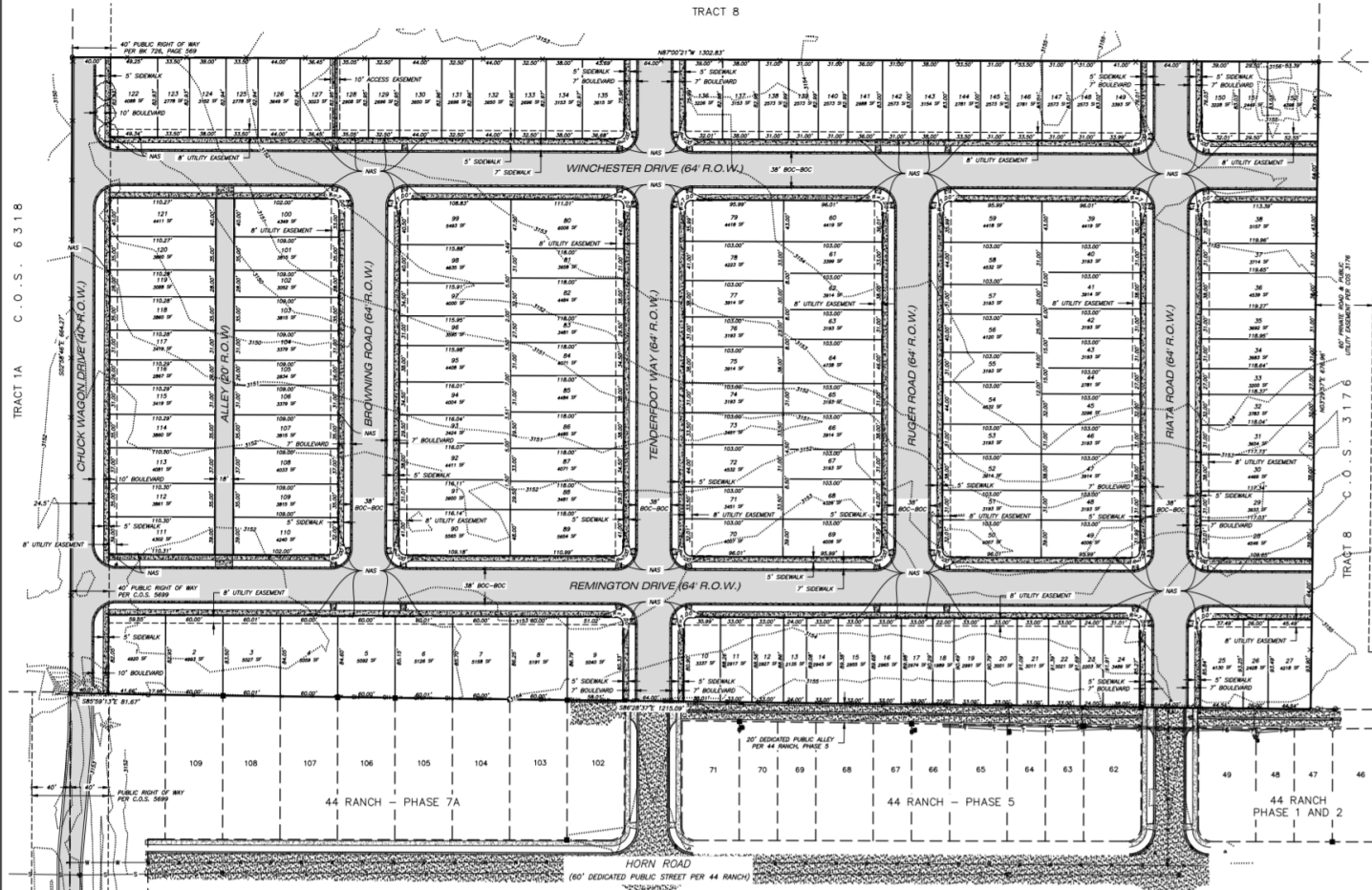


# Subdivision Proposal



Preliminary Plat of  
Remington Flats Subdivision  
A 152 Lot Major Subdivision Located In  
NE 1/4 OF THE SW 1/4 OF  
SEC.12, T.13N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA

C.O.S. 3176  
TRACT 8



BASIS OF BEARING/VERTICAL DATUM  
MONTANA STATE PLANE 2502/NAVD88

LEGAL DESCRIPTION  
TRACT 8 OF C.O.S. 3176, RECORDS OF  
MISSOULA COUNTY, MONTANA

OWNER/DEVELOPER  
ZOOTOWN INVESTMENTS, LLC

DEVELOPMENT SUMMARY  
TOTAL AREA = 20.31 AC  
TOTAL LOTTED AREA = 12.84 AC  
RIGHT OF WAY = 7.17 AC

ENGINEER  
406 ENGINEERING, INC

SURVEYOR  
MONTANA NORTHWEST COMPANY

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED PRELIMINARY PLAT  
WAS PREPARED UNDER MY SUPERVISION

NEW E. JONES  
PROFESSIONAL LAND SURVEYOR  
MONTANA REGISTRATION NO. 9330 LS

**NOTES:**

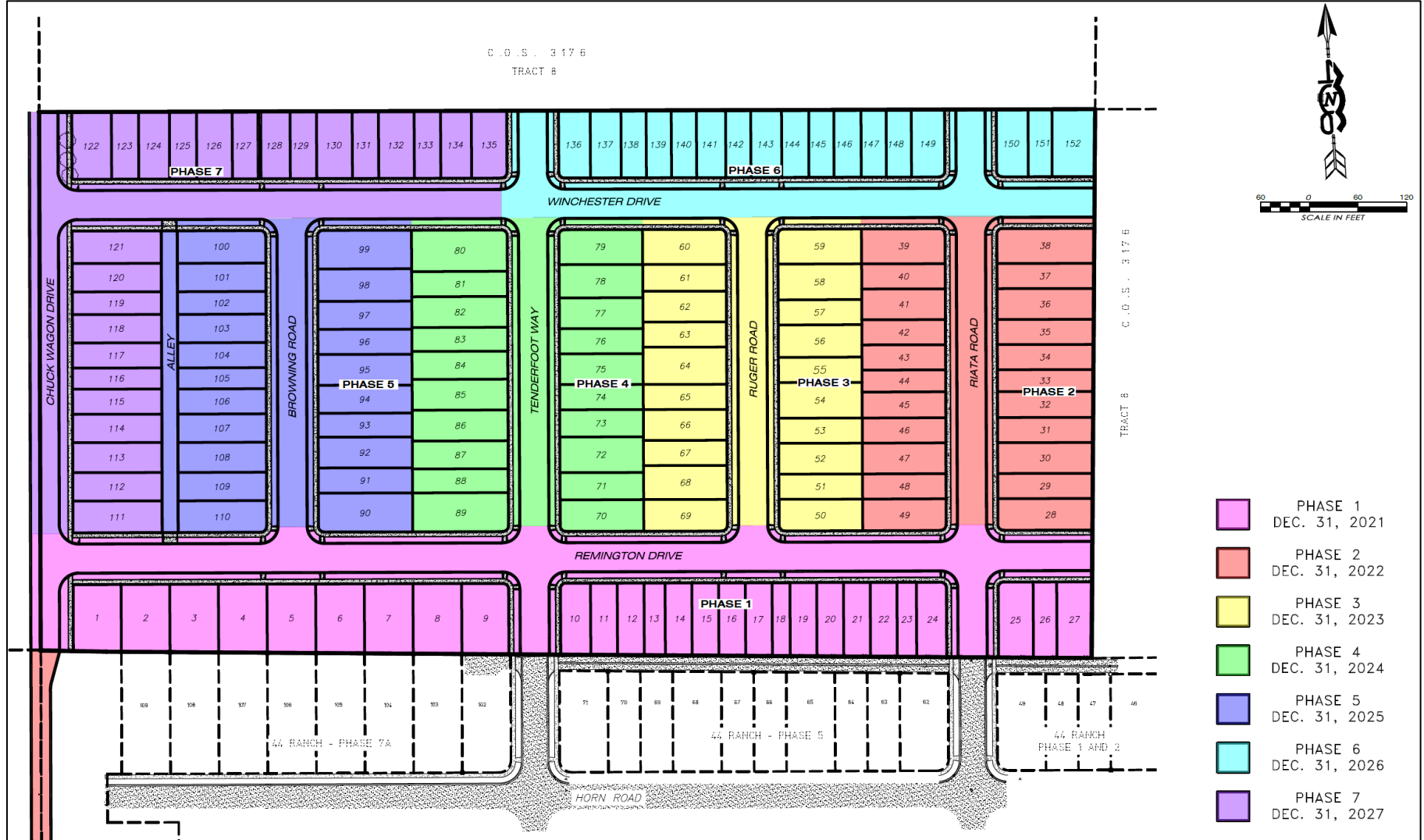
1. ANY WATER RIGHTS REGARDING THE EXISTING  
IRRIGATION DITCH ADJACENT TO OR CROSSING THE  
PROPERTY, AND AS SHOWN ON THE PLAT, ARE HEREBY  
RESERVED AND GRANTED FOR THE USE AND BENEFIT  
OF LAND AND LANDSCAPES WITHIN THE PLAT WHO  
HAVE A LEGAL RIGHT TO THE WATER. THE ABOVE  
RESERVATION ALSO INCLUDES ANY SURFACE WATER  
RIGHTS THAT MAY EXIST IN CONNECTION WITH THE  
PROPERTY. LOSS CONTAINED WITHIN THE PLAT THAT  
ARE CLASSIFIED AS IRRIGATED LAND MAY BE ASSESSED  
FOR IRRIGATION WATER DELIVERY EVEN THOUGH THE  
WATER MIGHT NOT BE DELIVERABLE TO THAT  
PARTICULAR LOT.
2. NO STRUCTURES SHALL BE CONSTRUCTED WITH  
BASEMENTS. STRUCTURES MAY INCLUDE CRANAL SPACES,  
SO LONG AS CRANAL SPACES DO NOT INCLUDE ANY  
LIVING AREA.

**LEGEND**

- FOUND 1-1/4" YELLOW PLASTIC CAP (DIA 14734LS)
- ▲ FOUND 1-1/4" YELLOW PLASTIC CAP (3713S)
- FOUND 1-1/4" YELLOW PLASTIC CAP (1474LS)
- FOUND 5/8" REBAR (NO CAP)
- 0.5' NO ACCESS STRIP



# Subdivision Proposal



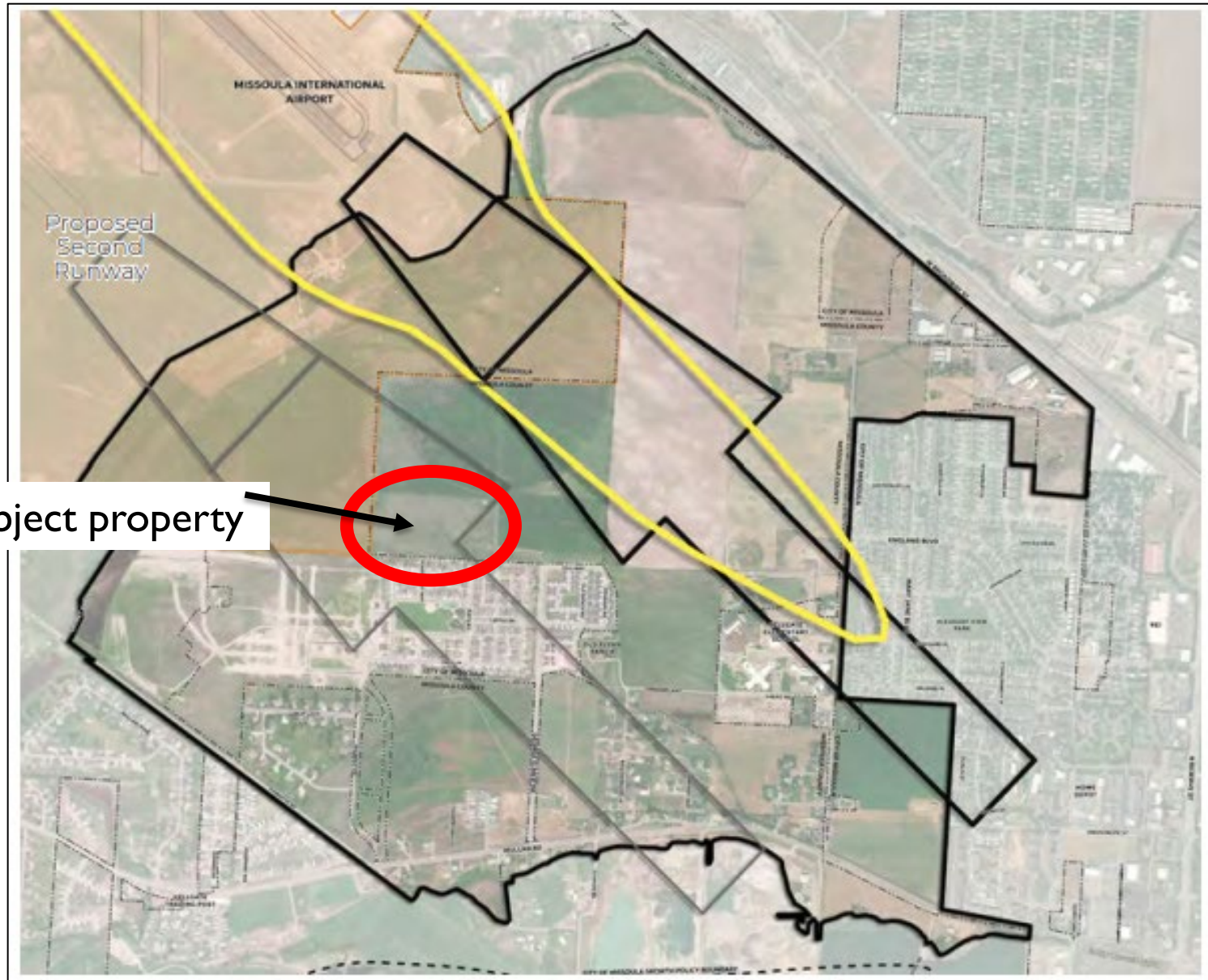


# Subdivision Proposal





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**Agriculture & Ag. Water User Facilities:** Prime soils; planned and zoned for residential use; irrigation ditch in easement, water rights to be severed;

**Natural Environment, Wildlife & Wildlife Habitat:** No public lands or critical wildlife habitat nearby; impacts of storm runoff evaluated; no significant impacts anticipated;

**Public Health & Safety:** Adequate circulation systems, city water and sewer, fire, and police, nearby medical services; no natural hazards; airport influence area;



## Local Services

**Access** – Primary access via Chuck Wagon Drive, Tenderfoot Way and Riata Road; internal street network built by the subdivider and dedicated to the public; petition into Missoula Urban Transportation District

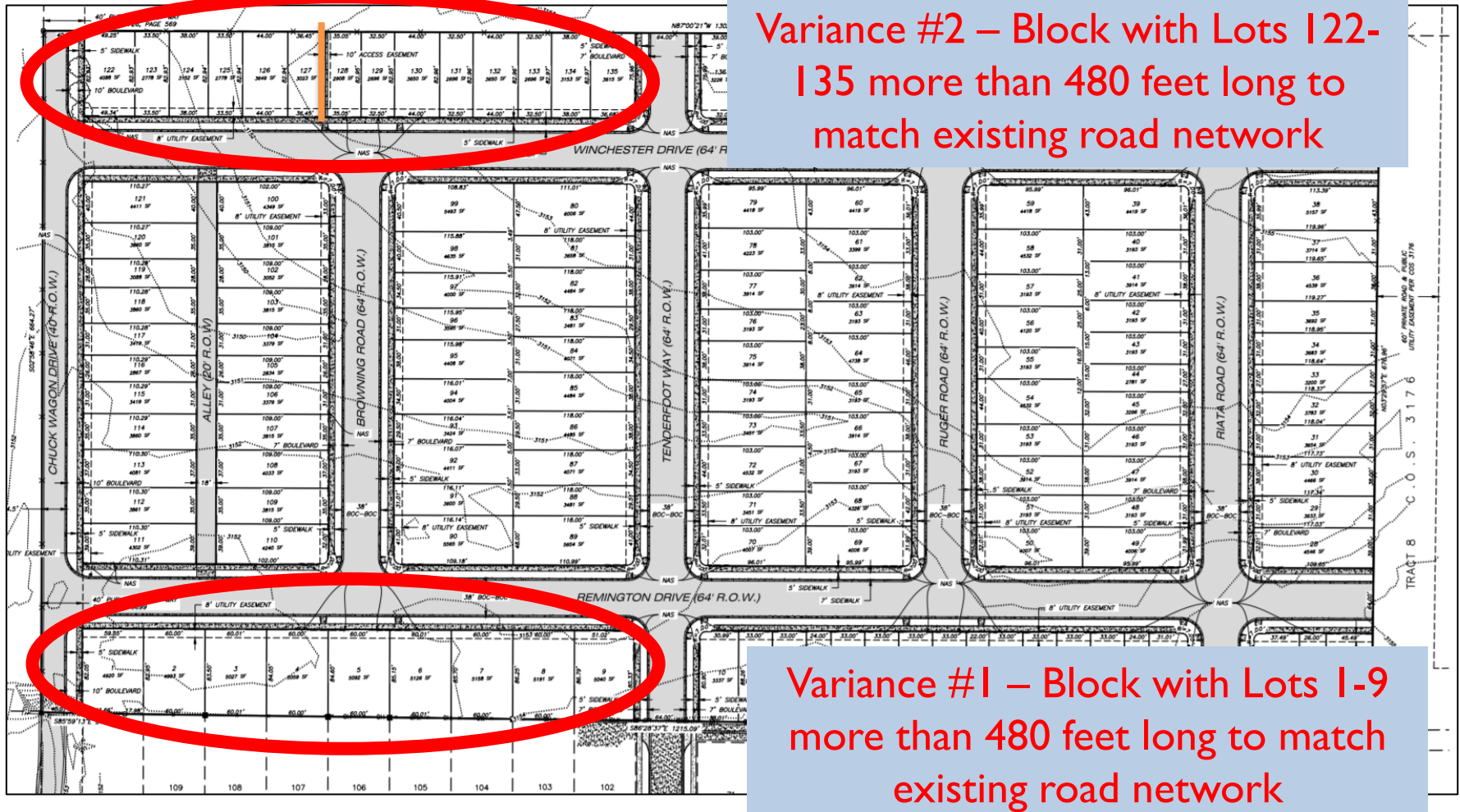
**Emergency Services** - Provided by City Police and Fire

**City Parks** – Neighborhood park nearby; Cash in lieu of parkland with each phase

**Schools** – Application states a range of 31-76 students & schools can support anticipated population

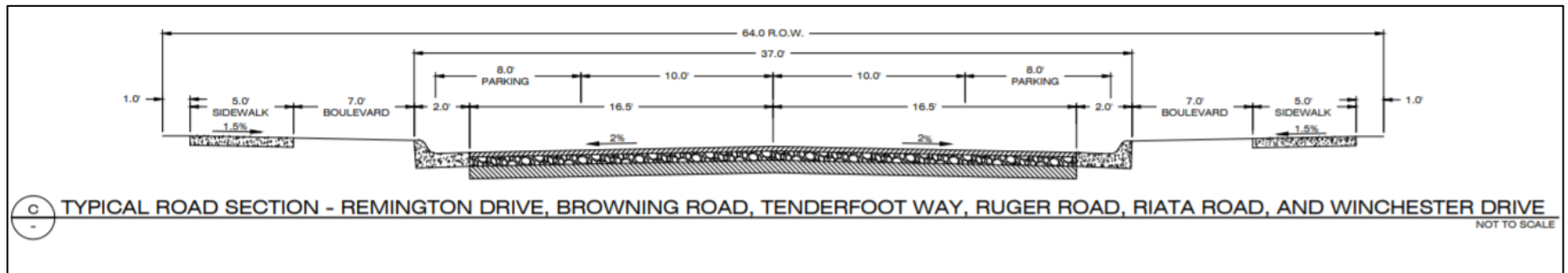


# Variance #1 & 2





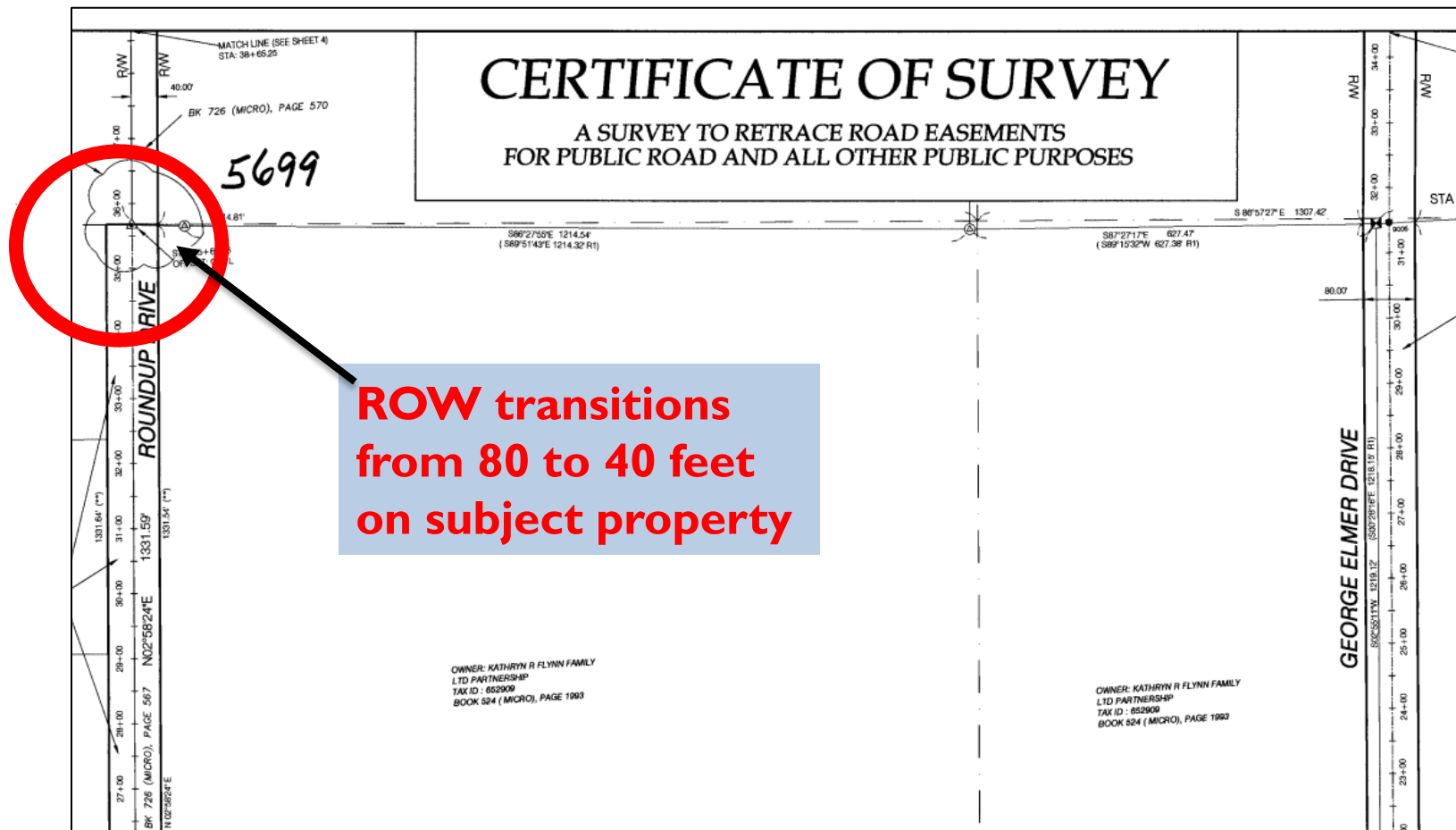
## 64-Foot Rights-Of-Way for Low Density Urban Local Streets instead of 70





# Variance #4

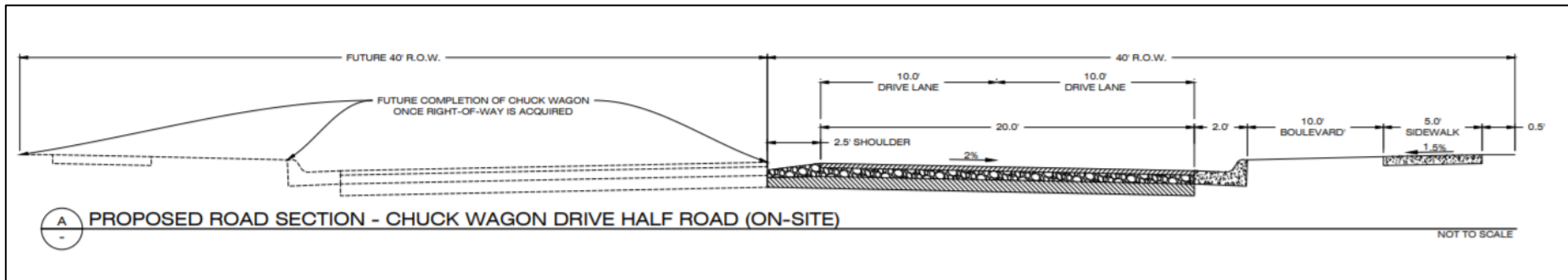
## 40-Foot Right-Of-Way for Collector Instead of 90 Half-street improvements





## 40-Foot Right-Of-Way for Collector Instead of 90

### Half-street improvements





- Half-street improvements for Chuck Wagon Drive
- Other streets built to City standards
- Contributions for Chuck Wagon Drive / Mullan Road and George Elmer Drive / Mullan Road intersections
- Connect to City water and sewer
- Cash in lieu of parkland
- Petition into Missoula Urban Transportation District
- Avigation easement and airport influence area statement



**APPROVAL** of an ordinance to establish the Remington Flats Neighborhood Character Overlay District **and** to rezone Tract 9 of COS No. 3176 in the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 12, T13N, R20W from RT5.4 Residential to RT5.4 Residential with a Remington Flats Neighborhood Character Overlay District.



**APPROVAL** of variance requests 1 & 2 to allow the blocks with Lots 1-9 and 122-135 to be longer than 480 feet.



**APPROVAL** of a variance request #3 to allow Winchester Drive, Browning Road, Tenderfoot Way, Ruger Road, and Riata Road to be built within 64-foot rights-of-way instead of 70.

**APPROVAL** of variance request #4 to allow Chuck Wagon Drive to be built as a half-street Urban Collector within a 40-foot right-of-way instead of a full street section within a 90-foot right-of-way.



**APPROVAL** of the **Remington Flats Phased Subdivision Plat and Application** based on the findings of fact and subject to the recommended conditions of approval in the staff report.